

## **ARIA 22.5**

Luxembourg Facade



# \$695,090

### Lot 340 Winton Drive

## Fraser Rise (Society 1056 Estate)

**Lot Size:** 350sq **House Size:** 22.45sq **Lot Price:** \$406,000 **House Price:** \$289,090

#### **PACKAGE INCLUSIONS:**

- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 900mm x 900mm Tiled Shower Base
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Flyscreens To All Openable Windows.
- Site Costs Included (Subject to T&C's).
- 900mm stainless steel appliances (Design Specific).
- Floor to Ceiling Tiling in Ensuite
- Front Landscaping
- Land rebate Included up to \$10k subject to availability.
- Soft Closing Drawers & Doors To All Cabinets.
- • Special Bonuses: Free front landscaping with 6 months maintenance and a 5kW solar package\*\*\*.





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DISCLAIMER: Price correct as of 05-04-2025 and valid for 60 days, Aston Homes has the right to change pricing without notice. "Fixed" pricing means that, subject to the terms of this disclaimer and any changes requested by the client, the price advertised will be the price contained in the building contract and this price will not change other than in accordance with the building contract. The price is based on developer supplied engineering plans and plans of subdivision and final price may vary if actual site conditions differ to those shown in developer supplied documents. Aston Homes has the right to charge additional site costs for any rock. Package price excludes telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. Facade images shown may not be standard, and may not be included in the price of the home. This brochure is for illustration purposes and is to be used as a guide only.





#### **TOTAL AREAS**

FAMILY / MEALS	7340mm x 3830mm	BED 4	3090mm x 3000mm	TOTAL	208.61m <sup>2</sup>	22.45sq
MASTER SUITE	4100mm x 3550mm	OUTDOOR AREA	3380mm x 3090mm			
BED 2	3060mm x 3000mm	GARAGE	5500mm x 6010mm	EXTERIOR LENGTH		17,970
BED 3	3060mm x 3000mm			EXTERIOR WIDTH		12,650